

The Times-Dispatch INDUSTRIAL SECTION

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RICHMOND, VA., SUNDAY, OCTOBER 20, 1907.

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REAL ESTATE AND BUILDING NEWS

Houses for Salaried Men,
and Wage-Earners
Are Scarce.

ACTIVE DEMAND FOR SMALL HOMES

Business in Real Estate Shows
Improvement—A Few Large
Deals Consummated—Auction
Sales Well Attended—Sub-
urbs Active—All House-
Builders Busy.

The real estate business is pulling
itself together for the fall and winter
activity. As yet the sales in the city
proper are largely confined to trans-
actions in small property, which is
very much in demand. The agents who
had auction sales last week were agree-
ably surprised at the very large at-
tendance of prospective buyers. This
is taken as a very good sign of the
times, showing as it does that good
money is seeking investment in Rich-
mond and suburban realty.

And yet the most active demand con-
tinues for small property. To illus-
trate: Messrs. J. T. Goddin & Co. last
week offered at auction a two-story
brick house on West Clay Street. The
attendance of buyers was much larger
than expected, and the bidding was
spirited, until the house was knocked
out at \$2,100. This is the class of prop-
erty that is in such active demand, and
more of it could be sold if it was on
the market.

"Renters" Very Scarce.

As for renting, there are not near
enough homes of this kind to meet the
demand of people anxious to rent a
roof to live under. Several agents fur-
nish the information that their rental
lists of such homes have long since
been exhausted. One agent appealed to
The Times-Dispatch to render aid in
urging men of large means who
have Richmond's best interest at heart
to build more of such houses for rent.
He says high-class mechanics and
well-salaried business men are in need
of such homes. They are good and
prompt rent-payers, and this agent
fears they will be driven from Rich-
mond unless they can find good, com-
fortable homes to rent for their fam-
ilies. This agent declared that if there
were more small homes that could be
rented out at moderate figures, there
would be less complaint on the part of
manufacturers and business men
generally about the scarcity of skilled
labor.

Noticeable Improvement.

Nearly all of the agents report that
while business, so far as selling and
buying are concerned, continues some-
what duller than they would like to
see it, there was much improvement
during the past week, inquiries being
very numerous and the inclination to
invest being more noticeable than at
any time since the summer vacations
were ended. As before stated, the in-
quiry is more for small residences
on the cheap order than for either
expensive residence property or busi-
ness sites. However, several business
men have been overlooking desirable
sites, and it may be said that several
large deals have been put "on the
tiring" subject to future development.
One notable sale of business prop-
erty during the week was that of
the storehouse on Marshall Street, near
Fifth. Mrs. Marietta Brown sold the
property to Messrs. C. B. and G. K.
Harper for \$12,000.

A Franklin Street residence located
near Fifth Street also changed hands
during the week, the consideration be-
ing \$15,500. Mrs. Rebecca S. Ellyson was
the purchaser.
The weather has been in all respects
favorable, and there has been no
trouble during the week about show-
ing property, a thing that the agents
are always glad to do, but only a few
consummations of large sales have
been made. According to the best es-
timate, the total of sales actually con-
summated during the week amounted to
about \$75,000, which is a decided im-
provement on the sales of last week.
And yet some of the agents complain
of slow business. Deeds were record-
ed showing largely over \$125,000, but
some of these sales were made some
time ago.

Variable News.

There is no business in the world
that is subject to so many queer situa-
tions and strange results as that of
real estate. One agency may have an
absolutely blank week, scoring not a
single sale, although the agency may
have had all of its members busy
showing property every day in the
week. The neighboring agency may
have, with considerably less visible
effort, scored a good sale each day in
the week. Another week may show
nothing turned completely around.
Thus it is that when one man reports
dull business, it is no sign that there
has been nothing doing. A searcher
after real estate news that is news
has to go the complete rounds to get
at the bottom facts.

On the whole, the situation is quiet,
with business improving from day to
day, but as yet showing nothing like
a rushing demand for anything except
the cheaper residence property. The
activity in this line is sufficient to keep
all the agents busy, although the total
of their sales, in the nature of the
case, does not foot up so large as if
their transactions were along other
and more expensive lines.

The Suburbs Show Activity.

The suburbs were active all the
week, and good sales are reported in
Hinter Park, Highland Park, Barton
Leights, and other suburbs.
The Glinter Park people report a
steady stream of buyers, not a very
large stream, but a steady and very
interesting one.

During the week the company dis-
posed of four choice lots to prospective
home-builders. The demand for this
high class property is on the increase.

(Continued on Third Page.)

TYPICAL VIRGINIA TOBACCO FIELDS AND WAREHOUSE SCENE



HIGHLAND WANTS YEARLY STOCK SHOW

Movement on Foot to Form an
Association in This Great Stock-
Raising County.

CROPS INJURED BY PESTS

None a Failure, but Production
in All So Reduced That High
Prices Are Assured.

(Special to The Times-Dispatch.)
MONTEREY, VA., October 19.—A
colt show, gotten up by the Blue Grass
Percheron Horse Company, was held
early in the week at Hightown, and
the company is to be congratulated
upon the success of the effort. Two
prizes were offered for the two best
weanlings sired by Hufva, and there
were nine entries. The first prize was
awarded to Mr. George E. Swicker,
and the second to Capt. S. A. Gilmer.
In spite of the fact that Highland
county is unfortunately a stock coun-
ty standing almost without a rival,
this is the first local stock exhibit ever
held by stockmen, and an effort is now
on foot to launch "The Highland Stock
Show," properly officered, and so or-
ganized and being taken in stock
and all sorts of stock and meetings to be
held annually at Monterey.

There are now two stock farms in
the county, incorporated, and giving
much attention to improving the stock
of the county, and it is believed that
sections more than one, especially in
stock breeding and improvement is such
as to insure the permanent organiza-
tion of a stock show association and make
of it a success.

Crops Injured by Pests.

These mountain districts have been
visited by a succession of killing
frosts. The beautiful green foliage of
the forests is rapidly changing color,
and needs no brilliant sunset to give
it a beautiful golden tint, or to re-
mind one that the "melancholy days
are here."

In conversation with an aged well-
known farmer, a correspondent was
informed that during his (the farm-
er's) long life of seventy years he had
never seen a more peculiar season.
That in spite of the absence of either
drought or flood, with conditions ideal
and seasonable, grass matured or that
only crop that has suffered, some-
times more than others, but scarcely
any escaping one or more of the pests
or adverse conditions cited. The result
is not an alarming scarcity, but a
guarantee of big prices for all farm
products, at least for a year to come.

FOR APPALACHIAN RAILROAD.

Henderson County Votes a Subscription
and Others Will.

(Special to The Times-Dispatch.)
ASHESVILLE, N. C., October 19.—
Henderson county has, by a majority
of 1,200, voted to issue bonds for the
construction of the proposed Appala-
chian Railroad. Other counties
through which the road will run, in-
cluding Buncombe, are preparing to
vote on an issue of bonds by each
county, and public sentiment appears
to be overwhelmingly in favor of such
bonds, and the prospects are highly
favorable for the construction of the
new road, which will traverse Western
North Carolina, opening up a rich min-
eral, timber and agricultural country,
connecting at Rutherfordton with the
Seaboard Air Line and at Knoxville
with the Louisville and Nashville.
The consoling a much desired western
outlet to the Tennessee coal fields, and
there is hardly a doubt but that in the
approaching election on the bond issue
Buncombe will give a very heavy ma-
jority in favor of the bonds.

Patents to Virginians.

(Special to The Times-Dispatch.)
WASHINGTON, D. C., October 19.—
Messrs. Davis & Davis, Washington
patent attorneys, report the grant
this week to citizens of this State
of the following patents:
John W. Carpenter, of Bridgewater,
combined burglar-alarm and sash-
lock.
Thomas Hemp, of Middlebrook, nut-
lock.
John F. Orgain, of Orgainville,
bookmark.
James H. Robertson, of Wily, com-
bined leveling and studia rod.
G. O. Seward and F. von Giselgen,
of Holcomb's Rock, production of
magnesium.

CROP IS SMALLER, BUT QUALITY GOOD

All the Virginia Markets Report
These Conditions as to
Tobacco Crop.

PRICES ABOVE LAST YEAR

(Special to The Times-Dispatch.)
LYNCHBURG, VA., October 17.—
Lynchburg tobacco men take a very
optimistic view as to the tobacco crop
which will soon be ready for the mar-
ket and for the outlook for the winter.
The general impression seems to pre-
vail that the producers will be well
paid this year for their product, and
that there will be an active demand
for the weed.

The texture of the small offerings
that have been on the local market
has been unusually good, and the to-
bacco is of better quality and color
than has been marketed here in a
number of years.

The size of the weed is said to be
medium but very heavy, and, despite
the fact that the acreage planted this
year was not near so large as in 1905,
it is expected that the tonnage to be
sold here during this season will be
nearly or quite up to the aggregate of
the sales during the last season.

The prices thus far secured for the
small sales have been very satisfac-
tory, as they are higher than last year
and the outlook is bright. The com-
mission men are in anticipation of a
good demand for the crop.

It was pointed out to-day that more
than three-fourths of the crop or ter-
races planted will be in fine condi-
tion, but the latest to be cured will
not be quite so desirable as the first
on account of an adverse curing sea-
son. A dealer stated to-day that the
crop appears to be one especially
adapted for the German trade, and it
is expected that buyers for that mar-
ket will have heavy orders as soon
as this condition becomes generally
known.

The local dealers look for very
heavy sales on the first "season," and
after the first rain the sales during
that week, it is believed, should run
well on to a million pounds here.

To sum the whole matter up, the
tobacco people are satisfied with the
outlook, and the farmer has good
things waiting the disposal of his pro-
duction during the past summer. It
is understood that all of the tobacco
in the Lynchburg district was cut be-
fore the first frost, so that none of it
has been hurt by cold weather.

CROP NOT SO LARGE.

Quality Good, and Petersburg Market
Starts With Good Prices.

PETERSBURG, VA., October 19.—
Well informed tobacco men report
that though the acreage in tobacco in
this section is smaller this year than
last, the crop is of so much better
quality and substance that the yield
will be as great. Regular sales at
the warehouses in this city opened
October 9th, with a higher range of
prices than last year. Tobacco bring-
ing from \$8 per hundred pounds for
common lugs to \$18 and \$20 for
wrappers.
Because of the smaller crop it is
believed that prices will be high all

the season, but offerings have been
very light so far, and the big ware-
houses report little done. Most of the
crop brought to market up to this
time has come from immediately
around Petersburg, very little having
come in from the counties. At the
warehouses primings have formed the
bulk of the sales this fall.

SOUTH BOSTON MARKET.

Prices Several Dollars Above Last
Year, and the Crop Good.

(Special to The Times-Dispatch.)

SOUTH BOSTON, VA., October 13.—
The South Boston tobacco market is
enjoying a brighter outlook than ever
before. It is more alive in activity,
and is in better shape than it has
been for many a year. The crops are
larger and better throughout this sec-
tion, and the planter is kept in a
good humor by the excellent prices
he is receiving for the weed. De-
spite the fact that this has been a
rather dry fall, sales have been good,
and the prices are about \$4 per hun-
dred higher than they were at this
period last year. This is due to much
better quality, as well as higher
prices.

The warehouses and factories that
were burned last spring have been
rebuilt, and along with others are
commodious, modern and better adapt-
ed for handling tobacco than ever be-
fore. Nearly every dealer has a large
and modern receiving machine. Addi-
tional buyers have been put on this
market. While not a great deal of to-
bacco has yet been marketed, the
average price paid has been about
33 1-3 per cent. higher than that of
last year. Receipts will be very heavy
from the first seasonable weather un-
til Christmas.

It is predicted in tobacco circles
that this market will sell for the cur-
rent year a greater quantity than it
has for several years past. South Bos-
ton is not only going to maintain her
reputation as being the second largest
leaf tobacco in the world, but will
make it lively for Danville for first
place.

MARTINSVILLE MARKET.

Prices One-Third Higher Than at Same
Time Last Year.

(Special to The Times-Dispatch.)

MARTINSVILLE, VA., October 18.—
The acreage of tobacco in the territory
tributary to the Martinsville market
decreased this year, on an average,
fully 10 per cent. as compared with
last year. The quality of the crop,
however, is better than it has been
since 1902, and the probabilities are
that there will be little, if any, falling
off in the number of pounds produced
in this territory. Prices this year are
about 33 1-3 per cent. higher than the
average of last year for the same
grade; indeed, there is more than that
much difference between prices now
and at this time last year. The offer-
ings so far have been small, owing
to lack of a season, but as soon as
the weather becomes favorable good
breaks are expected.

The American Tobacco Company and
the R. J. Reynolds Tobacco Company
keep regular buyers upon this market.
In addition to the local dealers, and
the warehousemen expect to handle the
tobacco from a wider territory than
they have heretofore controlled.

The tobacco alluded to by Mr. J. M.
Barker, Sr., in a recent interview with
a Times-Dispatch reporter, as having
been sold in Danville at \$4.25 per
pound, was sold at the County Fair
here. The sample alluded to was
knocked out to Sparrow & Grady at

(Continued on Second Page.)

LEADS THE SOUTH IN TEXTILE WORK

State of North Carolina Shown to
Have Used More Cotton Last
Year Than South Carolina.

MAKING MUCH FURNITURE

(Special to The Times-Dispatch.)
HENDERSON, N. C., October 19.—
There are but few towns in Eastern
North Carolina which have a brighter
future than Henderson, and there are
none in the State which, for the past
several years, have had fewer mercan-
tile failures.

Tobacco and cotton, though several
weeks late, are coming in quite freely,
and the prices paid seem satisfactory.
From late figures the mills of this
State consumed over 700,000 bales of
cotton last year, and 65,000 more than
South Carolina, which places this State
in the lead of all the Southern States
in textile manufactures. The State does
not produce sufficient cotton to supply
the demands, hence mill owners have
to import cotton from other States.

Not only does the State lead in cot-
ton manufacturing, but it is abreast
with any in the manufacture of furni-
ture. High Point leads all others in
the State, and stands second to Grand
Rapids, Michigan. For the past twelve
months the shipments of furniture from
High Point averaged daily sixty car
loads, or 18,720 car loads per year of
312 days; and last month two firms
alone shipped 120 car loads of their
manufactures. The prosperity of High
Point is unquestioned; millions of dol-
lars are received annually and distrib-
uted.

HAVE NEW COTTON MILL.

Company Being Formed at Wilson to
Start One.

(Special to The Times-Dispatch.)
WILSON, N. C., October 19.—Sub-
scription books for capital stock for
a \$250,000 cotton mill have been open-
ed by Mr. B. S. Boykin, one of the
promoters of the enterprise, and al-
ready a large block of the stock has
been taken. Non-residents also are
writing Mr. Boykin desiring to take
stock in the mill. While the location
of the factory has not yet been de-
cided it is probable that it will be
built on the Norfolk and Southern
Railroad, in the western section of
the town.

Immense Sheds at Spencer.

(Special to The Times-Dispatch.)
SPENCER, N. C., October 19.—With-
in a few days the Southern Railway
Company will open a mammoth trans-
fer shed, the largest in the world, at
Spencer, with five miles of track and
other facilities for handling 500
cars of freight per day. The sheds,
which are being removed from Salis-
bury to Spencer as a matter of econ-
omy to the Southern, will be in charge
of Mr. Ed. H. Marsh, and Superintendent
J. W. Wassum, of the Spencer ter-
minals of the road.

Record Price for a Cow.

CHICAGO, ILL., October 19.—A new
record price for a cow was establish-
ed to-day in the auction of blooded
animals held by the dairy show man-
agement at the stock yards. R. R.
Ness, of Howick, Quebec, paid \$11,550
for Denty IX, of Auchincubra, a cow
born in 1890 in Scotland. She was im-
ported and exhibited at the show by
George H. McFadden, of Bryn Mawr, Pa.

BIG LOCOMOTIVES AT THE EXPOSITION

American and Baldwin Types
Show Most Modern De-
velopment.

AFTER SPEED AND POWER

Great Improvement Within the
Past Three Years—Very
Fine Exhibit.

The locomotive exhibit at the
Jamestown Exposition represents the
progress of the builders within the
past three years particularly. Inas-
much as it shows the development
since the St. Louis Exposition, in
that time the tendency has been to
increase size and power. There are
two freight locomotives building by
the American Locomotive Company of
Richmond for the Southern Railway
and the Chesapeake and Ohio, togeth-
er with the Baldwin type, for freight
and passenger service.

While the maximum load per axle
as used in 1904 has not been exceeded,
the larger cylinders and heating sur-
face, and consequent increase in power,
is made possible by the use of a
larger number of wheels and axles.
The Baltimore and Ohio Mallet com-
pound at St. Louis had 12 drivers, with
an average weight per driver of 27,800
pounds and a total weight of 334,600
pounds, all on drivers. The Mallet
compound for the Northern Pacific at
Jamestown has even less weight per
driver, but in order to carry the ad-
ditional weight of engines, which is
355,000 pounds, pony trucks are in-
troduced front and back. The Mallet
compound for the Erie built by the
American Locomotive Company ac-
complishes the same purpose by the
use of an additional pair of drivers
front and back, and this engine has
16 drivers, with a total load of 410,
000 pounds, all on the drivers, and
weight per wheel is only 25,600
pounds.

The Prairie Type.

The Prairie type locomotive for the
Santa Fe at Jamestown is a Baldwin
four-cylinder compound, and notable
for the enormous amount of heating
surface in a locomotive with six driv-
ing wheels. The driving wheels are
60 inches in diameter, and as the trac-
tive effort is 37,800 pounds, the engine
would be well adapted for heavy pas-
senger trains on mountain grades. In
this design the inside cylinders are
inclined, and the pistons are connected
to cranked axles on the middle drivers,
and the interference of the main rod
with the front axle is thus avoided.
The most powerful passenger locomot-
ive at St. Louis were of the Pacific
type, with cylinders 22 by 28 inches
77-inch drivers and total heating sur-
face of 3,053 square feet. This amount
of heating surface in a passenger lo-
comotive was an increase of 50 per
cent. over that of the largest
locomotives exhibited at the Colum-
bian Exposition at Chicago, 1893, but
in the Prairie locomotive at Jamestown
is 31 per cent. greater than that in the
large Pacific locomotive at St. Louis,
1904, which illustrates the statement
that, while the unit weight per driv-
ing wheel is not increasing, yet ways
and means are found to obtain large
increases in heating surface. The Pa-
cific locomotive for the Southern Rail-
way, which the Baldwin Locomotive
Works exhibits at Jamestown, has
cylinders of the same size as those of
the engines shown at St. Louis, 22 by
28 inches, but with smaller driving
wheels, 60 inches in diameter, and a
heating surface, which gives it a large
margin of extra power for heavier
trains or higher speed.

Largest Locomotive Yet.

The consolidation locomotive ex-
hibited by the Baldwin Works is the
largest thus far built at its plant, and
the cylinders are the largest ever used
on a single engine of this type. They
are 28 by 32 inches, and with 63-inch
wheels and 160 pounds working steam
pressure the tractive effort is 54,200
pounds. The diameter of boiler, 84
inches, has only been equaled by that
of the Pittsburgh, Bessemer and Lake
Erie consolidation, which is the same
size, and the latter engine has a trac-
tive effort of 63,800 pounds, but it is
obtained by the use of 64-inch drivers
and much higher boiler pressure. The
largest consolidation locomotive ex-
hibited at St. Louis was that of the
New York Central, which had cylinders
23 by 32 inches, weight on drivers of
190,000 pounds, heating surface of
3,962 square feet and tractive effort of
45,700 pounds. This engine, like the
Baldwin consolidation at Jamestown,
had 63-inch wheels. The ten-wheel

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RICHMOND'S GREAT TRADE IN TOBACCO

Is Growing From Year to
Year in All of the
Departments.

BRIGHT OPENING OF THE NEW YEAR

Crops All Over State Smaller,
but of Much Better Quality.
Richmond Handles Seventy
Million Pounds of Leaf
Per Annum—Busi-
ness Growing.

While the tobacco warehouses of
Richmond and of all of the markets
in the State have been selling loose
leaf from the crop of 1907, as yet
only portions of the lower grades have
been offered; in fact, but little more
than primings have been put out on
the warehouse floors in Richmond.

Really the tobacco business year,
so far as the leaf transactions are
concerned, begins November 1st. With
good seasons for handling the weed
in barns the probability is that by
the first of the month the farmers who
market their dark and sun-cured to-
baccos in Richmond will be coming
to the city in large numbers, and
the warehousemen, who have had
somewhat of a lengthy vacation, will
find their hands full of business.

At the recent annual meeting of
the Richmond Tobacco Board of Trade
the reports of the officers showed
that Richmond is not only holding
its own as a tobacco market, but is
growing. Within the past year some-
thing over 70,000,000 pounds of the
weed was handled in this city. The
factories operating in Richmond turn-
ed out between 21,000,000 and 23,000,
000 pounds of the finished plug and
smoking goods, and the leaf dealers,
who sell the raw material to manu-
facturers all over the world, handled
the balance of the enormous quantity
of the soothing weed that passed
through this city.

Growth of Consumption and Trade.

The consumption of tobacco the
world over is increasing at a rate
that the average reader dreams not
of. The internal revenue books of
the United States government show
this increase in figures, the ac-
curacy of which can not be
questioned. In the year 1870 only
90,000,000 pounds of chewing and
smoking tobacco were manufactured
in the United States. In 1906 the out-
put of the factories amounted to
577,000,000 pounds, while cigars and
cigarettes increased in the same
length of time from 1,152,000,000 to
11,863,000,000.

Richmond in the Swim.

The books show that Richmond
factories have kept right in the front
rank of the tobacco manufacturing
centres that made this wonderful in-
crease. Thirty years ago the output
of the Richmond factories amounted
to not over 8,000,000 pounds of chew-
ing and smoking tobacco. Last year
the output was close to 23,000,000
pounds. A proportionate increase is
shown in the matter of cigars, and
a much larger increase in cigarettes.
The large and constantly growing
output of these factories would of
themselves make Richmond a great
market for the raw material with
which the factories are supplied, and
a goodly number of them ever ready to
buy and pay the cash for the weed.

What Makes a Great Market.

There are on the Richmond market
forty-eight firms, who in one way
and another buy and handle the weed.
The American Tobacco Company, with
its numerous branches and depart-
ments, have buyers constantly on the
outlook for the raw material with
which to supply their factories. Al-
though located here and in various
parts of the country, with supplies of
material. The nine independent fac-
tories, who manufacture about
7,000,000 pounds of finished prod-
uct per year, with an ever
growing trade in all parts of the
world, are of course enormous buy-
ers. There come the foreign buyers, to-
wit: the Imperial Tobacco Company,
of Great Britain and Ireland; the
Gallaher Limited, of Belfast, Ireland;
the Japanese Tobacco Monopoly, the
Austrian and Italian government
agencies, and the German Consular
agencies. Richmond is the headquarters
for the buyers and agencies of all of
these mammoth concerns for the pur-
chase of Virginia and North Carolina
tobacco.

In addition there are rehandlers,
commission merchants, who buy for
nearly every factory in the State, and
not a few dealers in the weed who
buy on speculation and rehandle and
order the goods for sale in hog-
head lots to outside buyers from
other markets. For all classes of leaf
tobacco there is greater demand, and
more ready sale can be found in
Richmond than any market in the
country.

Financially Strong Also.

There are, of course, other markets
that may handle in the course of a
year more pounds of tobacco than this
market, but no market in the world
handles as many tons of the weed as
Richmond. And then, too, there is no
market in the world that is in a bet-
ter position financially to take care
of the tobacco trade. Richmond has
always been a great tobacco market,
and from the earliest years the banks
have fostered the tobacco trade. They
do it yet, and even in panicky times
the money is always forthcoming to
move the leaf tobacco crop, and in
fact to carry on the tobacco busi-
ness in Richmond in all of its
branches.

To handle the enormous leaf to-